

PLAN REFERENCE:

PLAN NO. 519 OF 2023

APPLICANT:

TRINITY HOME BUILDERS, LLC
429 SOUTH MAIN STREET
ANDOVER, MA 01810

ASSESSOR REFERENCE:

ASSESSOR MAP 33 PARCEL 92

ZONING INFORMATION:

ZONING DISTRICT : S15
MIN. BLDG. SETBACKS:
FRONT : 20 FEET
SIDE : 15 FEET
REAR : 20 FEET

BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
△	SEWER MANHOLE RIM	116.21' *

* 1988 NAVD

Note:
Norse Environmental Services flagged
Vernal Pool and BVW on 4/16/24.

LEGEND:

- EOP EDGE OF PAVEMENT
- 100-- EX. CONTOUR
- 96x7 EX. SPOT GRADE
- BIT. BITUMINOUS
- EX. TREELINE
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- 20" EX. DECIDUOUS TREE/DIAMETER
- 10" EX. CONIFEROUS TREE/DIAMETER
- CB EX. CATCHBASIN
- ⊙ EX. SEWER MANHOLE
- ⊙ EX. DRAIN MANHOLE
- ⊙ EX. UTILITY POLE
- PS PROP. SEWER SERVICE (4" SDR 35 PVC S=2% MIN.)
- PW PROP. WATER SERVICE (1" TYPE K COPPER)
- PROP. 1,000 GALLON CONC. DRYWELL W/ 12" STONE SURROUNDING
- RD PROP. 4" HDPE ROOF DRAIN
- (110) PROP. SPOT GRADE
- (110) PROP. CONTOUR
- * PROP. 2 1/2"-3" CALIPER TREE
- PD PROP. PERIMETER DRAIN

NOTES:

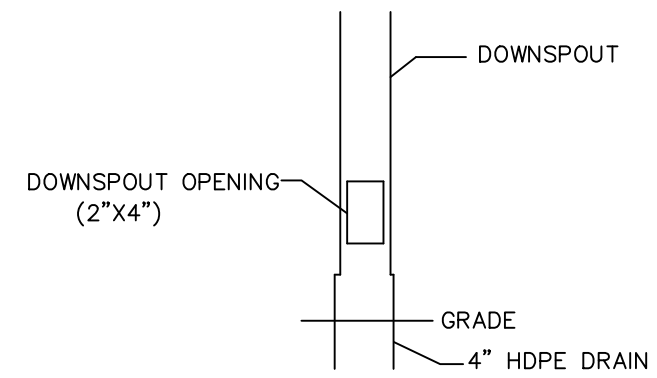
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON DEC. 21, 2023 BY SULLIVAN ENGINEERING GROUP, LLC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1988 NAVD DATUM.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

TREES > 6" DIAMETER TO BE REMOVED WITHIN 100 FT BVW BUFFER

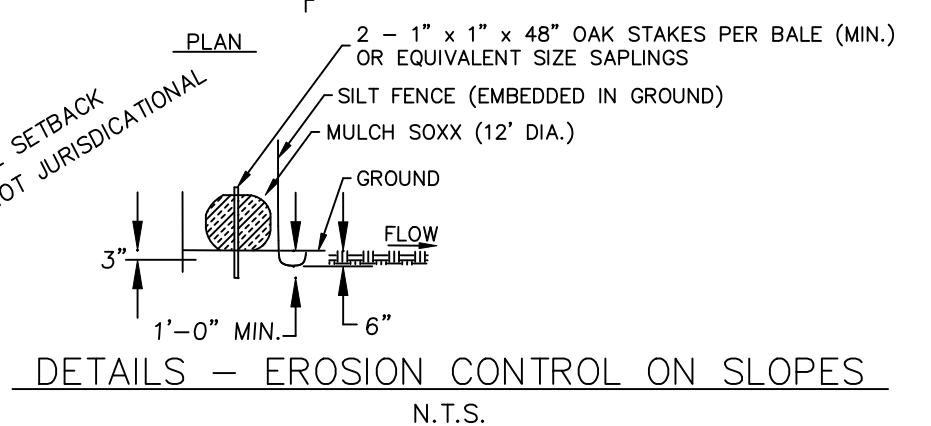
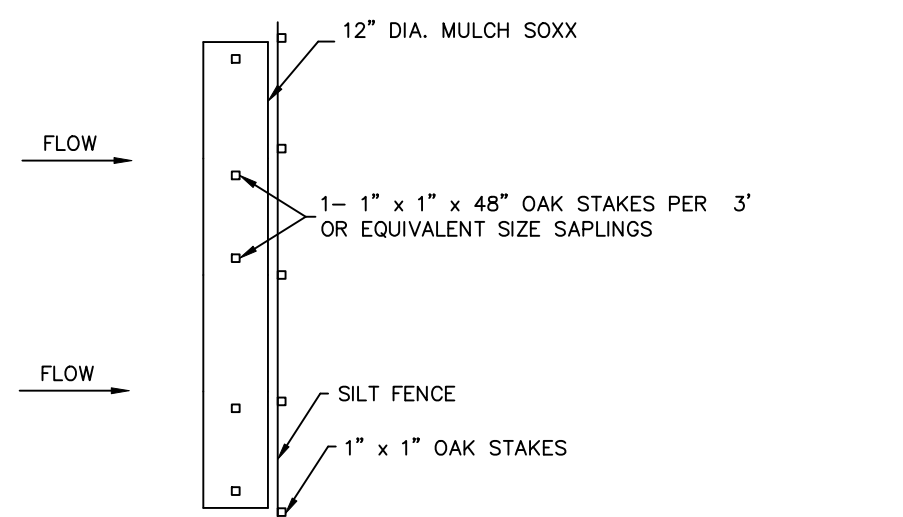
9 TREES TO BE REMOVED

IN ACCORDANCE WITH TOWN OF READING CON. COMM. TREE REMOVAL POLICY A MIX OF NATIVE TREES AND SHRUBS TO BE PLANTED.

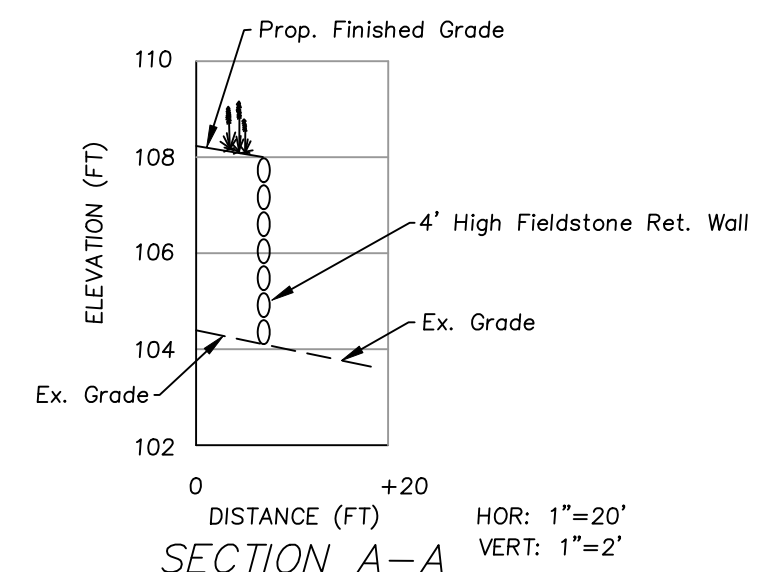
- * PROP. 2 1/2"-3" CALIPER TREE (6)
- A MIX OF 3 TREE SPECIES CONSISTING OF:
 - 1) ACER RUBRUM - RED MAPLE
 - 2) JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
 - 3) CORNUS FLORIDA - FLOWERING DOGWOOD
- ⊙ Cornus sericea - Red-osier Dogwood (6)
- ⊙ Viburnum dentatum - Arrowwood Viburnum (6)



OVERFLOW DOWNSPOUT DETAIL



DETAILS - EROSION CONTROL ON SLOPES



PORTION OF TAX MAP 33 LOT 92 0 FOREST STREET

PLOT PLAN OF LAND

LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
TRINITY HOME BUILDERS LLC

SCALE: 1" = 20' DATE: MARCH 21, 2024

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC

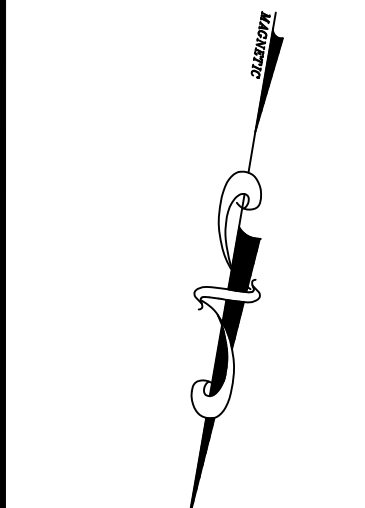
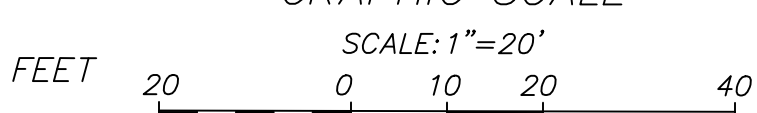
P.O. BOX 2004
WOBURN, MA 01888
(781) 854-8644

SHEET No. 1 OF 2 REV: 4/16/24, 5/1/24



FOREST STREET

GRAPHIC SCALE



PROP. MINI CONC. MANHOLE
W/ 2 FOOT SUMP
RIM=109.5'
INV. IN.=107.4'
INV. OUT.=107.3'

PROP. TRENCH DRAIN
GRATE=109.5'
INV.=108.17'

PROP. TEMP. CONSTRUCTION
ENTRANCE (18' x 50')
See Detail

PROP. DRIVEWAY APRON
TO MEET DPW DRIVEWAY
CROSS-SECTION

PROVIDE SILT SAC
AT CATCHBASIN PRIOR
TO CONSTRUCTION.

PROP. BIT. CONC. DRIVEWAY

PROP. SOIL STOCKPILE AREA

PROP. 2 1/2 STORY WOOD FR. STRUCTURE

PROP. BIT. CONC. DRIVEWAY

PROP. BIT. CONC. DRIVEWAY

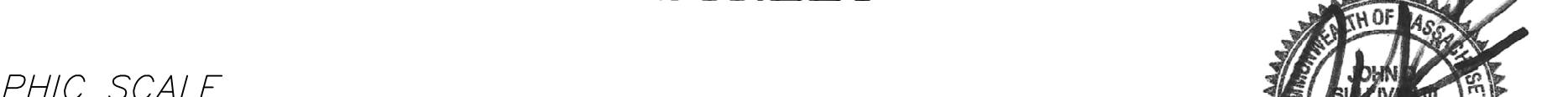
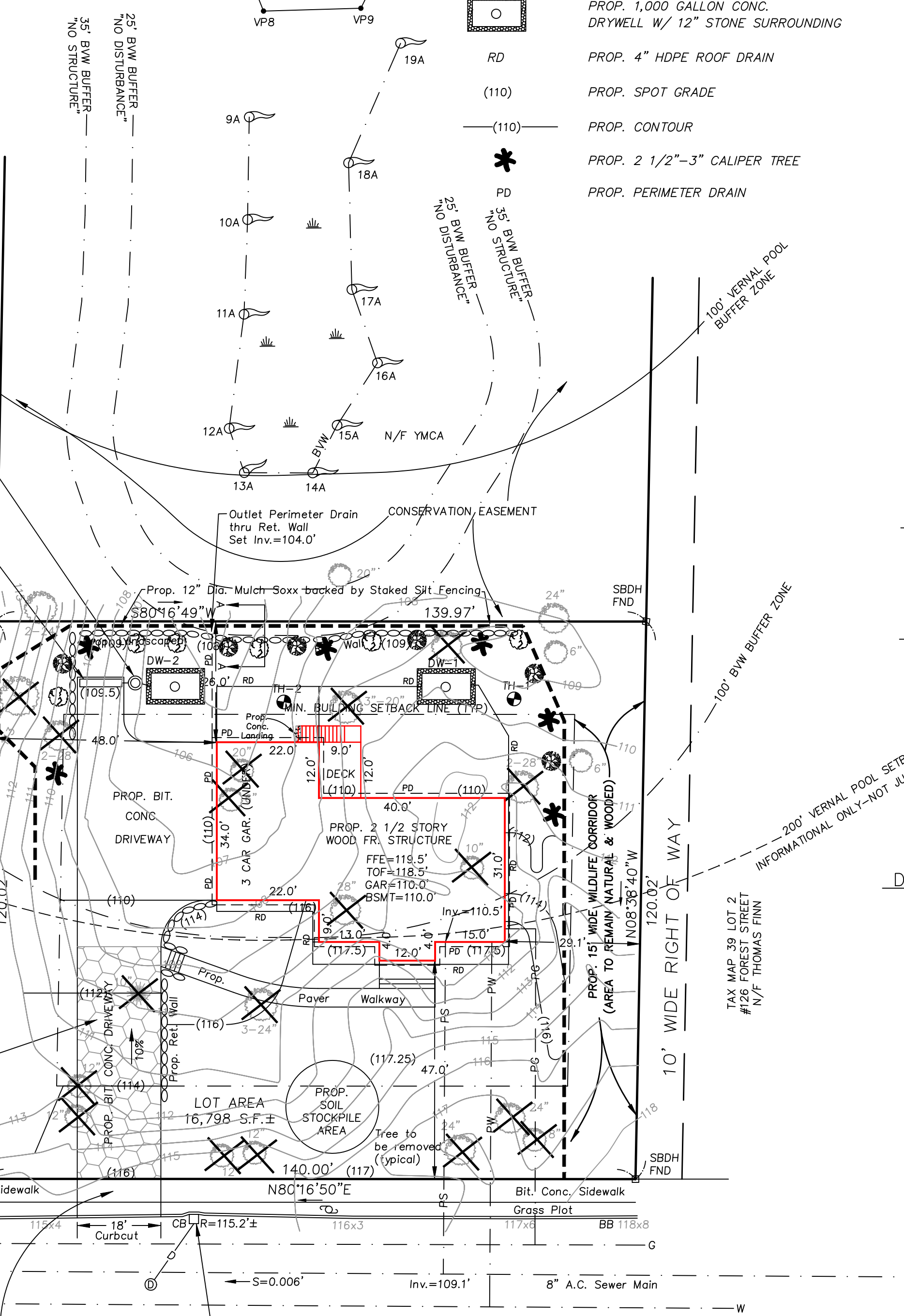
PROP. BIT. CONC. DRIVEWAY

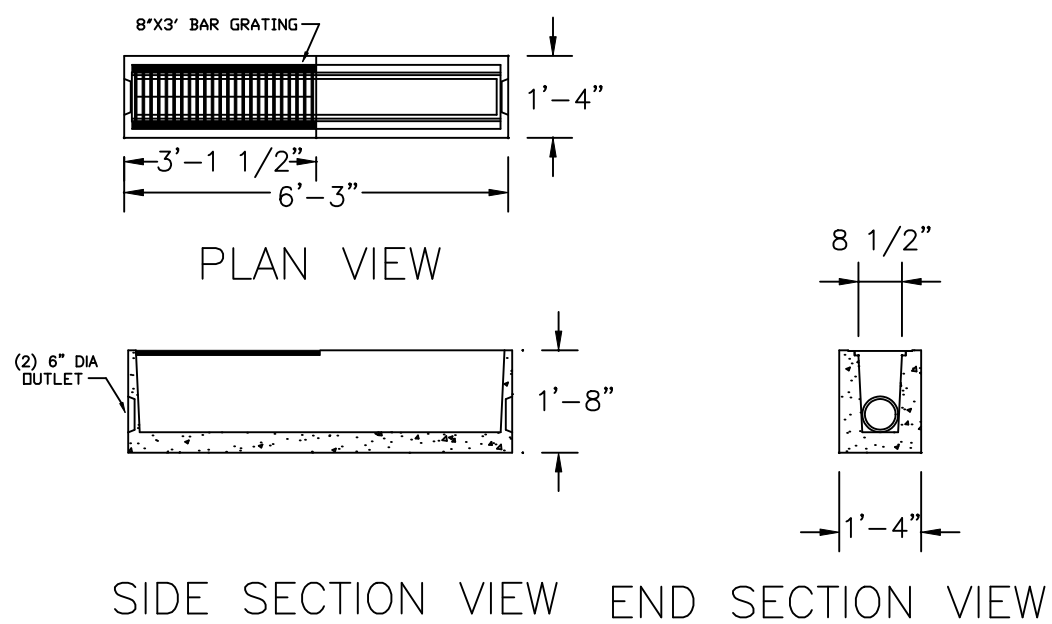
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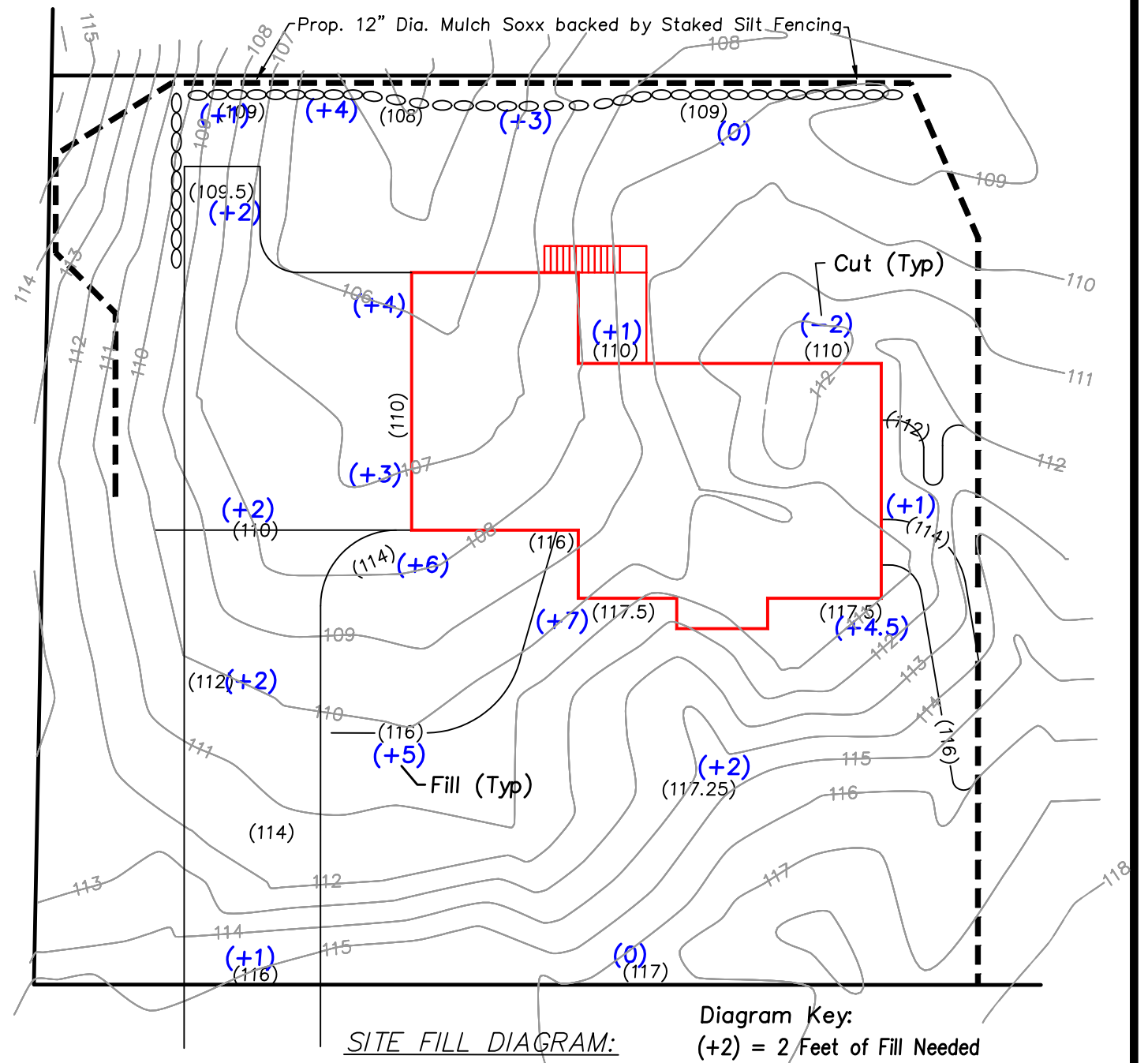
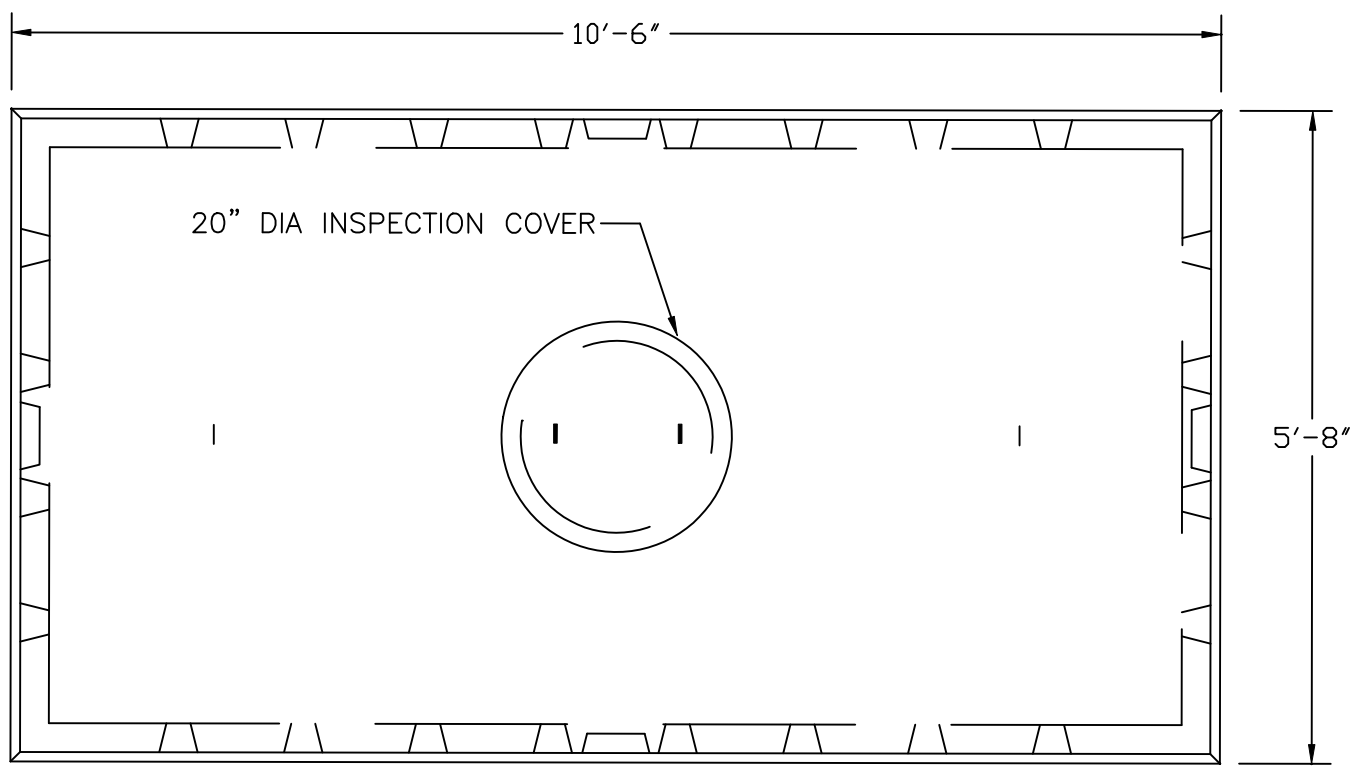




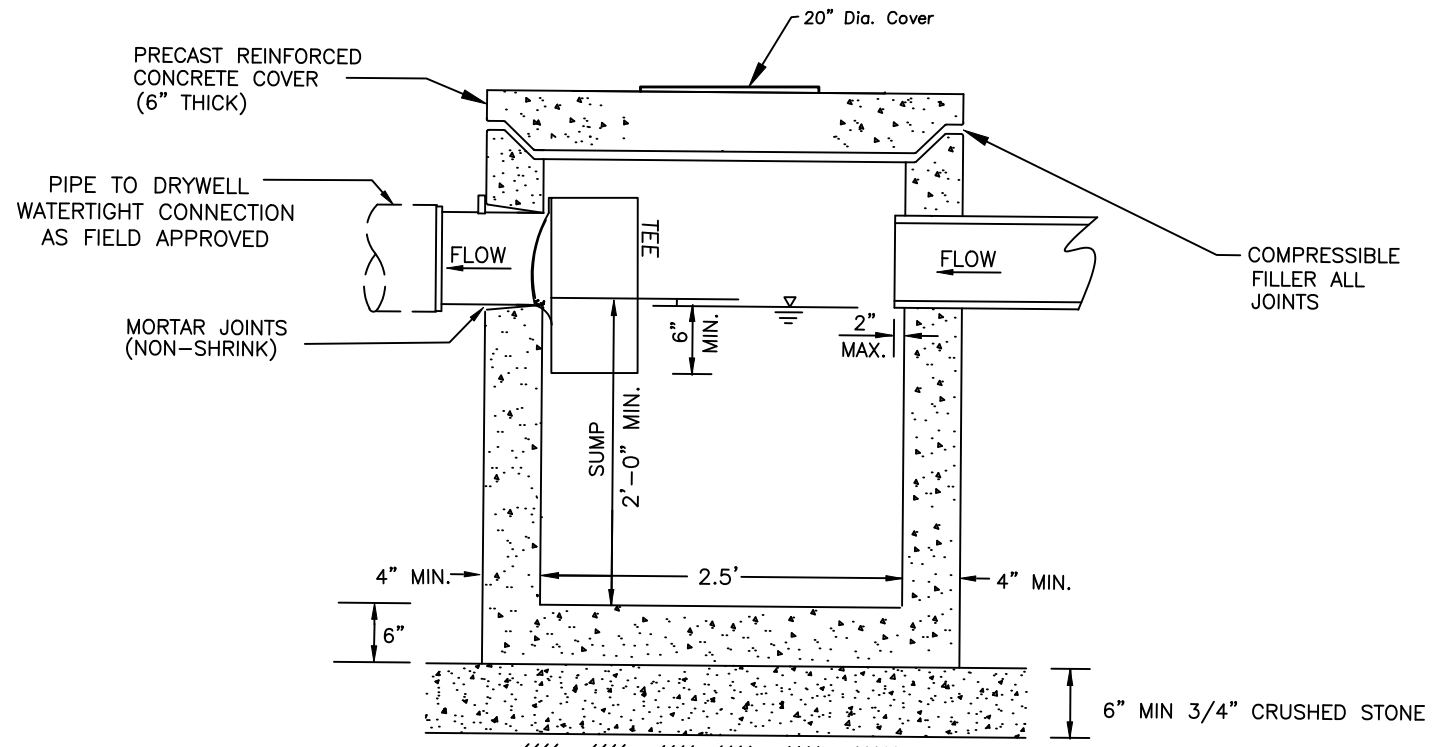
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. AVAILABLE IN 3' AND 6' SECTIONS.
 3. AVAILABLE IN END OR MIDDLE SECTIONS.
 4. CONFORMS TO H-20 LOADING.

ITEM NO.	M-TD6	6' SECTION
	M-TD3	3' SECTION

TRENCH DRAIN (OR SIMILAR)

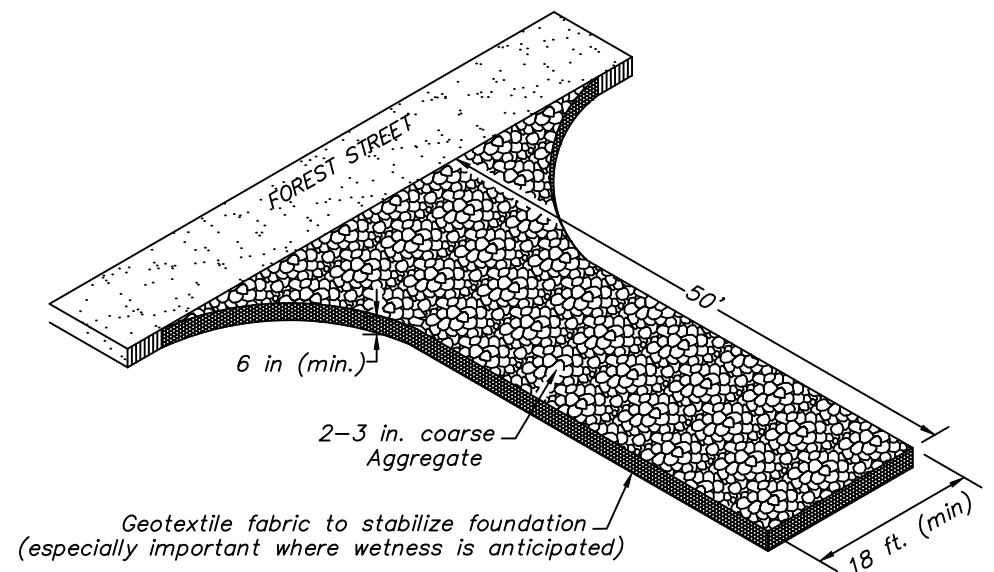


SITE FILL DIAGRAM:
 Diagram Key:
 (+2) = 2 Feet of Fill Needed
 (-2) = 2 Feet of Ex. Soil to be removed

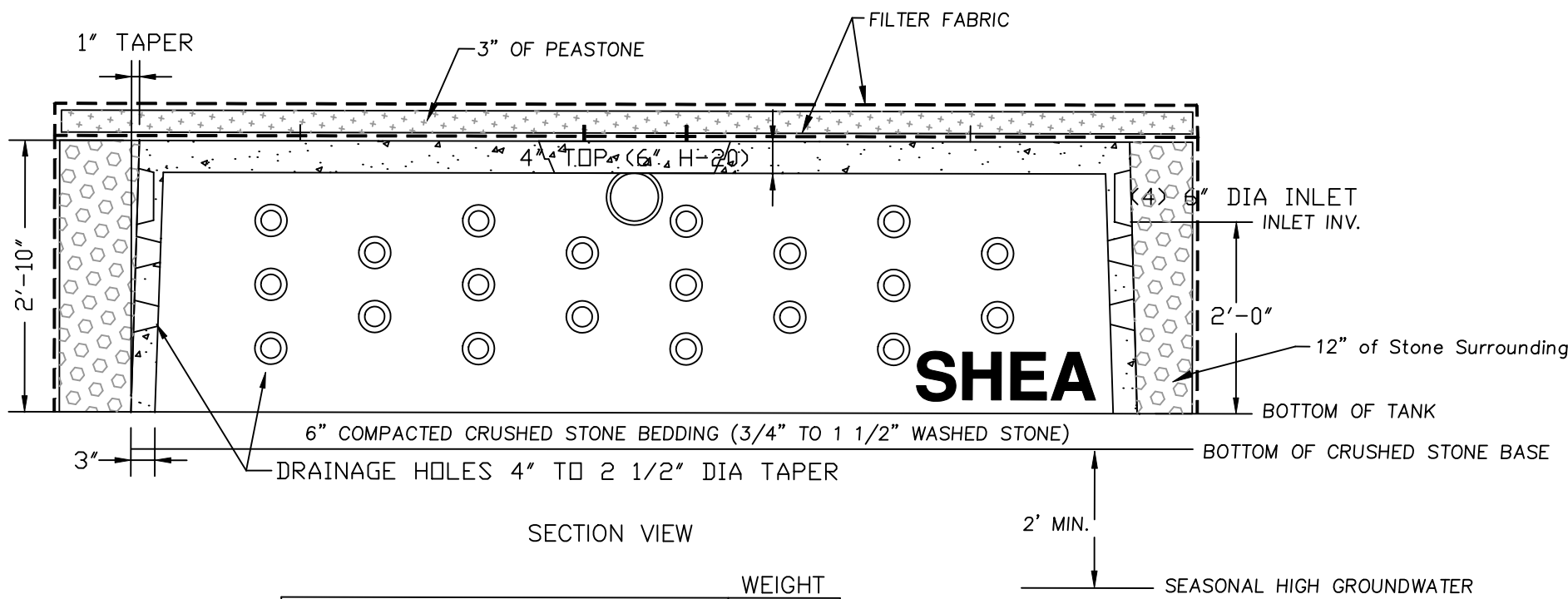


TYPICAL PRECAST CONCRETE MINI-MANHOLE

N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD (NOT TO SCALE)



ITEM NO.	DW-JDW	STANDARD	WEIGHT
			5,650#

DRAINAGE NOTES:

- 1) 3/4" TO 1 1/2" CRUSHED STONE TO BE PLACED ON ALL SIDES OF EACH DRYWELL.
- 2) FILTER FABRIC TO WRAP THE ENTIRE DRAINAGE FACILITY (DRYWELL AND CRUSHED STONE AREA).
- 3) MINIMUM 2 FOOT VERTICAL SEPARATION BETWEEN BOTTOM OF DRYWELL AND GROUNDWATER TABLE (IF ENCOUNTERED)
- 4) HORIZON A AND HORIZON B LAYER SHALL BE EXCAVATED AND REMOVED FROM THE ENTIRE DRAINAGE FACILITY AREA LIMITS AND REPLACED WITH CLEAN SEPTIC SAND.
- 5) A 3" LAYER OF PEASTONE SHALL BE PLACED ABOVE THE DRAINAGE STONE AND BE WRAPPED IN FILTER FABRIC.
- 6) ACCESS MANHOLE SHALL BE PLACED WITHIN 12" OF FINISH GRADE.

	DRYWELL 1	DRYWELL 2
INVERT ELEVATION INTO DRYWELL	108.5'	107.2'
BOTTOM ELEVATION OF DRYWELL	106.5'	105.2'
BOTTOM ELEV. OF CRUSHED STONE	106.0'	104.7'
SEASONAL HIGH GROUNDWATER TABLE	104.0'	102.7'

NOTE:

CONSTRUCT "TEMPORARY CONSTRUCTION ENTRANCE" AS SHOWN ON DETAIL PLAN PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES. ALL CONSTRUCTION VEHICLES SHALL EXIT THE SITE OVER THIS "TEMPORARY CONSTRUCTION ENTRANCE". THE CONTRACTOR SHALL USE THIS AREA TO REMOVE SOIL FROM THE TIRES OF CONSTRUCTION VEHICLES. "TEMPORARY CONSTRUCTION ENTRANCE" TO CONSIST OF SIX TO TWELVE INCHES OF TWO TO THREE INCH STONE.

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E., C.S.E (Lic #2378)

TEST PIT: TH 1 (ON 4/16/24)
 ELEV.=109.2'
 G.W. ELEV.= 62" (ELEV=104.0')

0"-11" HORIZON Ap SL 10 YR 3/3
 11"-28" HORIZON Bw LS 10 YR 6/8
 28"-84" LAYER C: M-C SAND 2.5 Y 5/4

E.S.H.G.W. ELEV: 104.0'
 PERCOLATION RATE: USE RAWLS 8.27 IN/HR

SOILS INFORMATION:

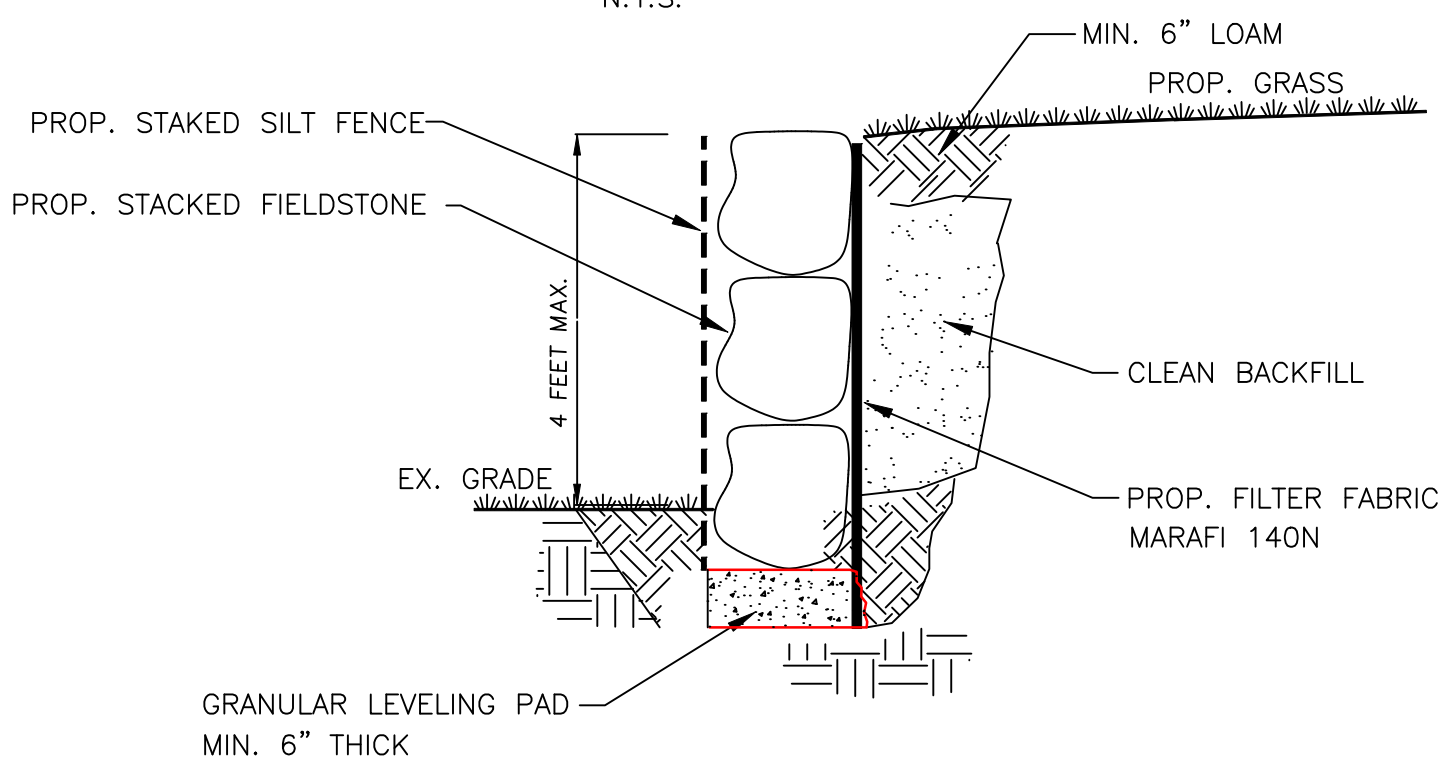
TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E., C.S.E (Lic #2378)

TEST PIT: TH 2 (ON 4/16/24)
 ELEV.=106.8'
 G.W. ELEV.= 49" (ELEV=102.7')

0"-8" HORIZON Ap SL 10 YR 3/3
 8"-23" HORIZON Bw LS 10 YR 6/8
 23"-76" LAYER C: M-C SAND 2.5 Y 5/4 (20% GRAVEL, 15% STONE)

E.S.H.G.W. ELEV: 102.7'
 PERCOLATION RATE: USE RAWLS 8.27 IN/HR

1000 GALLON DRY WELL JUMBO (H-10) N.T.S.



TYPICAL SECTION-LOOSE FIELDSTONE RETAINING WALL

SCALE: NONE



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